

1 BILL NO. R-84-03-05

2 DECLARATORY RESOLUTION NO. R-43-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
Under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 February 23, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 The East five feet of South twenty
12 feet of Lot 105 and sub Lot 6 of
13 Lot 106 in the original plat of the
City of Fort Wayne, Indiana;

14 said property more commonly known as 816 South Calhoun Street,
15 Fort Wayne, Indiana;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;
31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

1 Page Two

2
3 partment of Economic Development requesting a re-
4 commendation from said department concerning the
5 advisability of designating the above designated
6 area an "Economic Revitalization Area";

7 (c) Common Council shall publish notice in accordance
8 with I.C. 5-3-1 of the adoption and substance of
9 this Resolution and setting this designation as an
10 "Economic Revitalization Area" for public hearing;

11 (d) If this Resolution involves an area that has al-
12 ready been designated an allocation area under
13 I.C. 36-7-14-39, then the Resolution shall be re-
14 ferred to the Fort Wayne Redevelopment Commission
15 and said designation as an "Economic Revitalization
16 Area" shall not be finally approved unless said
17 Commission adopts a resolution approving the peti-
18 tion.

19 SECTION 2. That this Resolution shall be subject to
20 being confirmed, modified and confirmed or rescinded after public
21 hearing and receipt by Common Council of the above described re-
22 commendations and resolution, if applicable.

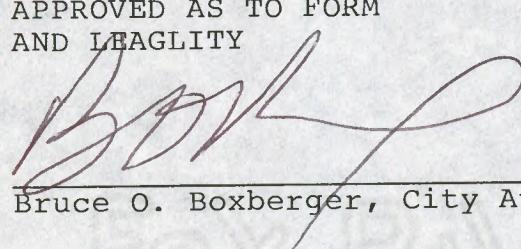
23 SECTION 4. That this Resolution shall be in full force
24 and effect from and after its passage and any and all necessary
25 approval by the Mayor.

26
27
28 _____
29 _____
30 _____
31 _____
32 _____


Neil E. Galloway
Councilmember

28 APPROVED AS TO FORM
29 AND LEGALITY

30 _____
31 _____
32 _____


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

| | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|-------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>9</u> | — | — | — | — |
| <u>BRADBURY</u> | <u>✓</u> | — | — | — | — |
| <u>BURNS</u> | <u>✓</u> | — | — | — | — |
| <u>EISBART</u> | <u>✓</u> | — | — | — | — |
| <u>GiaQUINTA</u> | <u>✓</u> | — | — | — | — |
| <u>HENRY</u> | <u>✓</u> | — | — | — | — |
| <u>REDD</u> | <u>✓</u> | — | — | — | — |
| <u>SCHMIDT</u> | <u>✓</u> | — | — | — | — |
| <u>STIER</u> | <u>✓</u> | — | — | — | — |
| <u>TALARICO</u> | <u>✓</u> | — | — | — | — |

DATE: 3-13-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-42-84
on the 13 th day of March, 1984,

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Bay-Labork
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 14th day of March, 1984,
at the hour of 11:30 o'clock A.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of March,
1984, at the hour of 1 o'clock P.M.,E.S.T.

WIN MOSES, JR.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Roger R. Shook & Company
2. Owner(s) Same
3. Address of Owner(s) 816 Calhoun Street
Fort Wayne, IN
4. Telephone Number of Owner(s) () 426-7612
5. Relationship of Applicant to Owner(s) if any
6. Address of Applicant Same
7. Telephone number of Applicant () Same
8. Address of Property Seeking Designation 816 Calhoun Street
Fort Wayne, IN
9. Legal Description of Property Proposed for Designation (may be attached) The East five feet of South twenty feet of Lot 105 and sub
Lot 6 of Lot 106 in the original plat of the City of Fort Wayne,
commonly described as 816 S. Calhoun Street.
10. Township Wayne
11. Taxing District City of Fort Wayne

12. Current Zoning Commercial Retail

13. Variance Granted (if any) _____

14. Current Use of Property

a. How is property presently used? Quick Copy

b. What Structure(s) (if any) are on the property? Two Story Building
and Basement

b. What is the condition of this structure/these structures? good

15. Current Assessed Value of Real Estate \$60,000

a. Land _____

b. Improvements _____

16. Amount of Total Property Taxes Owed During the Immediate Past Year

17. Description of Proposed Improvements to the Real Estate New Historic
facing & complete remodeling

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?
Immediately

b. When is completion expected? June 1984

19. Cost of Project (not including land costs) \$115,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? Four Ten

lation of this new manufacturing equipment? None

b. What is the nature of those jobs? Copies for other businesses ect.

c. Anticipated time frame for reaching employment level stated above?

June 1, 1984

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES NO

26. Financing on Project

What is the status of financing connected with this project?

I hereby certify that the information and representation on this Application are true and complete.

Ron H. Shook
Signature(s) of Owners

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

No. 21

FEBRUARY 23, 1984

Received from R.H. SHOOK, Inc.

One hundred and $\frac{00}{100}$ — Dollars

TAX ABATEMENT APPLICATION FEE

\$100 $\frac{00}{100}$

Dame D. R.

DOWNTOWN OFFICE
ALLEN COUNTY BANK & TRUST
4 FORT WAYNE, INDIANA 46802

R.H. SHOOK, INC.

P.O. BOX 4382

LANTANA, FLA 33465-4382

1162

71-1375

749

Feb 23 1984

PAY One hundred Dollars $\frac{00}{100}$ DOLLARS \$ 100.00

TO

THE

ORDER

NAME

OF

City of Fort Wayne

ADDRESS

CITY

1100116200>10749137541 1726-3160 Roger A. Shook



The City of Fort Wayne

March 12, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Roger R. Shook & Co.

Dear Mr. GiaQuinta:

On February 23, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 816 South Calhoun as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on March 1, 1984. A formal review of the site and an interview with Mr. Roger R. Shook was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The East five feet of South twenty feet of lot 105 and Sublot 6 of Lot 106 in the original plat of the City of Fort Wayne.

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

An Equal Opportunity Employer

One Main Street, Fort Wayne, Indiana 46802

Mark GiaQuinta
March 12, 1984
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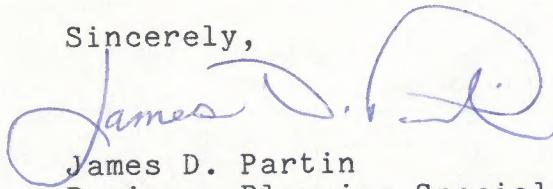
Rationale

The above stated recommendation is based upon the following rationale:

1. Deterioration of improvements
2. Age obsolescence
3. Improvement of the physical appearance of the City
4. Rehabilitation of deteriorated structures
5. Increase in employment by 10 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin
Business Planning Specialist
Department of Economic Development

th

6616

Admn. Appr. _____

DIGEST SHEET

Q-84-03-05

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(816 South Calhoun St. - Roger R. Shook & Company)

EFFECT OF PASSAGE A building presently being utilized will receive new facing and remodeling.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$115,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____